

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Mark B. Miesse and Associates, P.C.
7518 Enterprise Avenue
Germantown, Tennessee 38138
Ph: 901-759-3900
File No. 1010042 MS102817

Name and Address of Seller (Grantor):
Keith and David Grant Homes, LLC
177 Crescent Drive
Collierville, TN 38017
Work Phone No.: 9014-854-0525
Home Phone No.: same

Name and Address of Buyer (Grantee):
Charles W. Synder, Jr and Patricia J. Synder
14364 Buttercup Drive
Olive Branch, MS 38654
Work Phone No.: *na*
Home Phone No.: *na*

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 10th day of November, 2010 and between

Keith and David Grant Homes, LLC, a Tennessee limited liability com

herein referred to as Grantor, and

**Charles W. Snyder, Jr and Patricia J. Snyder, Husband and wife
As joint tenants with full rights of survivorship and not as
tenants in common**

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DeSoto, Mississippi:

Indexing Instructions:

Lot 13, Section A, The Estates of Kyle's Creek, situated in Northwest Quarter of Section 33, Township 1 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 104, Page 20, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the grantor herein by warranty deed of record in Book 563, Page 142, in said Chancery Clerk's Office.

Tax Parcel ID: 1058-33020-00013.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 104, Page 20; Amendment to Subdivision Restrictions of record at Plat Book 562, Page 135; Easements of record at Plat Book 100, Page 227, Plat Book 110, Page 316, Plat Book 297, Page 492, Plat Book 519, Page 4, Plat Book 565, Page 739, Declaration of Covenants, Conditions and Restrictions of record at Plat Book 560, Page 496 amended at Plat Book 571, Page 338, Plat Book 596, Page 114, Plat Book 596, Page 401; Homeowners Association dues to The Estates of Kyles Creek Homeowners Association, all in the above referenced Chancery Clerk's Office and except for 2011 DeSoto County taxes not yet due and payable.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers

Keith and David Grant Homes, LLC

By: **Mark B. Miesse, Assistant Secretary**
Signature of Seller

By:
Signature of Seller

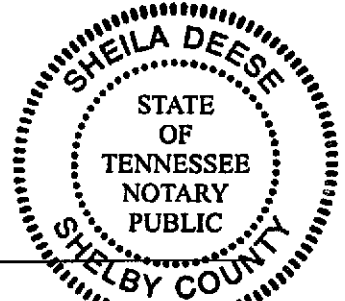
STATE OF TENNESSEE
COUNTY OF SHELBY

On this 10th day of November, 2010, before me, a Notary Public of said State and County aforesaid, personally appeared **Mark B. Miesse** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Assistant Secretary of Keith and David Grant Homes, LLC**, the within named bargainor, a Limited Liability Company, and that he/she as such **Assistant Secretary**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as **Assistant Secretary**.

ACKNOWLEDGMENT

WITNESS my hand and Notarial Seal at office this 10th day of November, 2010.

Sheila Deese
Notary Public



My Comm. Exp. 2-27-2013

My commission expires: _____

Property Address:
14364 Buttercup Drive
Olive Branch, MS 38654

Person Responsible for Taxes:
Community Mortgage Corporation
142 Timber Creek Drive
Cordova, TN 38018

Return to:
MEMPHIS TITLE COMPANY
7518 Enterprise Ave.
Germantown, TN 38138